



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **AV-0**

March 6, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**AMENDMENT NO. 1 TO LEASE AGREEMENT NO. 67072 BETWEEN  
THE COUNTY OF LOS ANGELES AND FOXY'S LANDING & RESTAURANT  
FOR THE OPERATION OF A RESTAURANT FACILITY AT  
GENERAL WM. J. FOX AIRFIELD, LANCASTER, CALIFORNIA  
SUPERVISORIAL DISTRICT 5  
4 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that this lease amendment is exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve and instruct the Chair to sign the enclosed Amendment No. 1 to Lease Agreement No. 67072 between the County of Los Angeles and Foxy's Landing & Restaurant for an additional 350 square feet of space in the airport terminal building to be used as a dining area and to increase the monthly rental fee to \$977.50, commencing on April 1, 2003, and terminating at midnight on September 30, 2003.
3. Instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

We are recommending that your Board approve and instruct the Chair to sign Amendment No. 1 to Lease Agreement No. 67072 between the County of Los Angeles and Foxy's Landing & Restaurant for an additional 350 square feet of space in the airport terminal building to be used as a dining area and to increase the monthly rental fee to \$977.50, commencing on April 1, 2003, and terminating at midnight on September 30, 2003. We are also recommending that your Board find that this amendment is exempt from the provisions of CEQA, and instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager for the collection of the rents to be paid.

On September 28, 1993, your Board approved Lease Agreement No. 67072 between the County of Los Angeles and Thomas B. Payfer to operate a restaurant facility at Fox Airfield. The original lease was for approximately 1,150 square feet of space in the airport terminal building. In April, 2000, the lease was assigned to Foxy's Landing & Restaurant, and the current lessee wishes to rent additional space for dining purposes. Therefore, an amendment to the original lease is required. Approval of this lease amendment will allow for a larger dining area to accommodate an increasing customer base. It will also provide an increased revenue flow to the County's Aviation Enterprise Fund.

The terms of this lease amendment were negotiated by our airport management contractor and appear to be fair and reasonable.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility, as approving this lease amendment will provide more revenue to the County which, in turn, will be used to maintain and upgrade the airports to meet current FAA standards.

### **FISCAL IMPACT/FINANCING**

The monthly rental rate, including the increased restaurant space, will be \$977.50. A 5-year option period for the lease will begin on October 1, 2003. Prior to that time, a new rental rate will be negotiated between the lessee and our management contractor, American Airports Corporation (AAC).

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As provided in our Airport Management Contract Agreement, AAC will collect the revenues and distribute 45 percent of the lease payment into the Aviation Enterprise Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

This lease amendment has been reviewed from a legal standpoint and approved as to form by County Counsel.

This lease amendment is authorized by Government Code § 25536.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed lease amendment is a categorically exempt project, as specified in Class 1 (g) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57.

### **CONTRACTING PROCESS**

It is not applicable for this lease amendment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of this lease amendment will result in no impact on current services.

### **CONCLUSION**

The original and three (3) copies of the lease amendment, executed by Foxy's Landing & Restaurant, are enclosed.

1. Please have the Chair of the Board sign the original and all copies, and return three (3) fully executed, original signature/stamped copies to the Aviation Division.

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2. It is further requested that conformed copies of the amendment be distributed to:
  - a. County Counsel
  - b. Auditor-Controller, General Claims Division
  - c. Assessor, Possessory Interest Division

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

TAG:hz  
FOXY'SLANDINGAMEND#1/B-2

Enc.

cc: Chief Administrative Office  
County Counsel